

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION						
BARNSTABLE, TOWN OF (SCH) WEST HYANNIS ELEMENTARY P.O. BOX 955 HYANNIS MA 02601												Description		Code	Appraised		Assessed							
												EXEMPT		9340	10,836,300		10,836,300							
										4				EXM LAND		9340	3,409,900				3,409,900			
SUPPLEMENTAL DATA																								
Alt Prcl ID Split Zonin RB;HB BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_979646_2699532								Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total									14,246,200		14,246,200	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)											
BARNSTABLE, TOWN OF (SCH)				1123	0304	07-31-1961	U	V	0			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
												2025	9340	10,836,300	2024	9340	10,390,000	2023	9340	10,417,100				
													9340	3,409,900		9340	3,409,900		9340	3,409,900				
												Total		14,246,200		Total		13,799,900		Total		13,827,000		
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description		Amount		Code	Description		Number	Amount	Comm Int													
Total				0.00																				
ASSESSING NEIGHBORHOOD																								
Nbhd		Nbhd Name			B			Tracing			Batch													
CI09											HYAN													
NOTES																								
												Appraised Bldg. Value (Card)										10,570,900		
												Appraised Xf (B) Value (Bldg)										237,100		
												Appraised Ob (B) Value (Bldg)										28,300		
												Appraised Land Value (Bldg)										3,409,900		
												Special Land Value										0		
												Total Appraised Parcel Value										14,246,200		
												Valuation Method										C		
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BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY												
Permit Id	Issue Date	Type	Description		Amount	Insp Date	% Comp	Date Comp		Comments			Date	Id	Type	Is	Cd	Purpost/Result						
BLDC-24-21	05-30-2024	803	Addn Alt-Comm		135,000		0			Utility install for the new modul			05-14-2020	GM	04		FR	Field Review						
BLDC-23-25	12-21-2023	825	New Const - Co		150,000		100			Installation of foundation for m			07-18-2016	SR	02		02	Bldg Permit Completed						
19-3706	11-14-2019	803	Addn Alt-Comm		101,000	06-30-2020	100	06-30-2020		Installation of freezer/cooler			07-29-2013	JR	03		02	Bldg Permit Completed						
19-725	03-27-2019	803	Addn Alt-Comm		547,700	06-30-2020	100	06-30-2020		Roof structural renovation to s			07-13-2012	JR	03		16	In Office Review						
18-3353	10-25-2018	802	Accessory-com		20,000	06-30-2019	100	06-30-2019		Barnstable Public schools is re														
16-183	02-11-2016	803	Addn Alt-Comm		1,787,473	12-31-2016	100	12-31-2016		CONSTRUCT AND ERECT N														
201406494	09-25-2014	DE	Demolish		100	12-31-2016	100	12-31-2016		DE 5X5X8 TIME OUT RM & R														
LAND LINE VALUATION SECTION																								
B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes		Location Adjustme		Adj Unit Pric	Land Value					
1	9340	Municipal Edu Im	SPLI	4	Hyannis	11.000	AC	330,000.00	1.00000	C	1.00	CI09	1.000				0	297,000	3,267,000					
Total Card Land Units						11.00	AC	Parcel Total Land Area:				22.14	Total Land Value						3,409,900					

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ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)										10,570,900			
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Total Card Land Units						11.00	AC	Parcel Total Land Area: 22.14				Total Land Value						3,409,900					

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2		9340		Municipal Edu Im		SPLI		4				11.140 AC		14,250.00		1.00000		0		1.00		CI09		1.000						0		12,825 142,900					
Total Card Land Units										11.14		AC		Parcel Total Land Area:										22.14		Total Land Value										3,409,900	

Property Location 549 WEST MAIN STREET
Vision ID 19628 Account # 173083

Map ID 269/ 002/ / /
Bldg # 2

Bldg Name
Sec # 1 of 1

Card # 3 of 3

State Use 9340
Print Date 12/20/2024 1:48:12 P

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element		Cd	Description			Element		Cd	Description		
Style		40	Warehouse-Masonry								
Model		96	Ind/Comm								
Grade		B	Custom								
Stories		1									
Occupancy						MIXED USE					
Exterior Wall 1		20	Brick/Masonry			Code		Description			Percentage
Exterior Wall 2						9340		Municipal Edu Impr			100
Roof Structure		03	Gable/Hip								0
Roof Cover		03	Asph/F GlS/Cmp								0
Interior Wall 1		01	Minimum			COST / MARKET VALUATION					
Interior Wall 2						RCN					129,379
Interior Floor 1		03	Concr Finished								
Interior Floor 2											
Heating Fuel		01	None			Year Built					2012
Heating Type		01	None			Effective Year Built					2015
AC Type		01	None			Depreciation Code					A
Size Adj Tbl		931I	Municipal Imp M96			Remodel Rating					
Total Rooms		4				Year Remodeled					
Bedrooms		00				Depreciation %					7
Full Bathrooms		00				Functional Obsol					
Bath Split		00	0 Full-0 Half			External Obsol					
Rms/Partitions		03	ABOVE AVERAGE			Trend Factor					1
Heat/AC		00	NONE			Condition					
Frame Type		03	MASONRY			Condition %					
Baths/Plumbing		00	NONE			Percent Good					93
Ceiling/Wall		00	NONE			RCNLD					120,300
Common Wall		01	5%			Dep % Ovr					
Wall Height		16.00				Dep Ovr Comment					
1st Floor Use:						Misc Imp Ovr					
Sewer Occupan						Misc Imp Ovr Comment					
						Cost to Cure Ovr					
						Cost to Cure Ovr Comment					
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value	
PAT1	Patio- Average	L	196	5.89	2017		98		0.00	1,200	
CNPY	Canopy-light or	L	32	29.31	2017		98		0.00	900	
PAV1	PAVING-ASPH	L	3,000	3.00	2017		96		0.00	8,600	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost		Undeprec Value	
BAS	First Floor				1,470	1,470	1,470	87.83		129,116	
CAN	Canopy				0	32	3	8.23		264	
Ttl Gross Liv / Lease Area					1,470	1,502	1,473			129,380	

